D BLUFF HOTEL SOUTH - PARKING REQUIRED **BUILDING DATA** IMPERVIOUS COVER IN WATERFRONT OVERLAY DATA SITE DATA - ZONING: GR-MU-CO-NP REQUIRES RATIO PARKING REQUIRE **ALLOWABLE PER** OTAL SITE AREA **EXISTING** AREA **EXISTING PROPOSED** NOTE: EXISTING IMPERVIOUS COVER CALCULATIONS BASE OTEL ROOM 1.1/ROOM **BASE GR ZONIN** SITE AREA (AC.) ON ALTA/ACSM LAND TITLE SURVEY BY 4WARD LAND RESTAURANT (SF FIRST FLOOR 20,203 SF 17,988 SF ITE AREA IN PRIMARY SETBACK 25,423 SF SURVEYING DATED APRIL 24, 2014 SUBTOTAL AUTO BODY SHOP/ SECOND FLOOR 1,747 SF 17,988 SF TE AREA IN SECONDARY SETBACK 27,580 SF LAND USE LESS URBAN CORE PARKING REDUCTION (20%) **COMMERCIAL KITCHEN** 27 THIRD FLOOR - SF 12,686 SF LESS CAR SHARING REDUCTION (20 SPACES) TOTAL ENCLOSED GROSS FLOOR AREA 21,950 SF 48,662 SF 53,003 SF EXISTING IMPERVIOUS COVER IN PRIMARY SETBACK PROPOSED IMPERVIOUS COVER IN PRIMARY SETBACK IMPERVIOUS COVER (%)* 65.2% LESS ADJACENT ON-STREET PARKING 0.92 :1 1.00:1 0.41 :1 IMPERVIOUS COVER (SF)* 34,577 BUILDING A 3,338 SF **UILDING B** 112 SF MAXIMUM PARKING REDUCTION (40%) 20,203 SF 17,988 SF 39,752 SF MAX. BUILDING HEIGHT (FT) ** **UILDING B** 2,211 SF **UILDING C** 1,679 SF BUILDING COVERAGE TOTAL PARKING REQUIRED 75.00% 38.12% 33.94% MAX. NUMBER OF STORIES CONCRETE WALK 7 SF ONCRETE PAVING 3,113 SF BICYCLE PARKING REQUIRED (5% OF PARKING REQUIRED) WOOD DECK 306 SF ONCRETE WALKS/PATIOS 342 SF **EXISTING PROPOSED BUILDING AREA BY USE** TIN SHED 37 SF **NOOD DECKS** 137 SF - Max. allowable per waterfront overlay RED BLUFF HOTEL SOUTH - PARKING PROVIDED AUTO/MOTORCYCLE REPAIR 13,400 SF TIN SHED 51 SF **PARKING PROVIDE** COMMERCIAL KITCHEN 5,250 SF CONCRETE STEPS 21 SF TANDARD (SOUTH LOT) 3,300 SF VACANT WOOD STEPS 12 SF TANDARD (GARAGE) 143 ACCESSIBLE ROUTE HOTEL (80 ROOMS) 45,162 SF CONCRETE STEPS 11 SF AN ACCESSIBLE RESTAURANT SF 3,500 SF 18 SF DOG HOUSE OTAL PARKING PROVIDED 155 LIMITS OF CONSTRUCTION 21.950 SF 48.662 SF 1.471 ACRES / 64.072 SF WOOD DECK AND RAME 89 SF ICYCLE PARKING PROVIDED COVERED CONCRETE 117 SF PERVIOUS COVERAGE 98 SF STONE PAVERS SECOND FLOOR THIRD FLOOR FOURTH FLOOR MPERVIOUS GRAVEL 151 SF 7' WIDE STREET ONCRETE PAVING 4.143 SF TREE/FURNITURE ZONE 10,610 SF 5,383 SF SUBTOTAL FUTURE RAIN GARDEN AREA 21.17% 41.73% GENERAL NOTES: PROPOSED IMPERVIOUS COVER IN SECONDARY SETBACK EXISTING IMPERVIOUS COVER IN SECONDARY SETBACK BUILDING A **UILDING A** 14,028 SF 5,302 SF UILDING B BUILDING B 6,177 SF 626 SF CONCRETE PAVING 9,288 SF BUILDINGC 4,718 SF CONCRETE WALK 25 SF CONCRETE PAVING 2,201 SF ONCRETE WALKS/PATIOS 1,639 SF VOOD DECKS 1.036 SF **UBTOTAL** 23,968 SF SUBTOTAL 21,073 SF GARAGE PLAN 86.90% 76.41% SCALE: 1" = 60'TOTAL EXIST. IMP. COVER IN SETBACKS 34,577 SF TOTAL PROP. IMP. COVER IN SETBACKS 26,456 SF 65.24% 49.91% FIGURE 34 1-STORY BUILDING (5006) NING: CS-MU-CO-I BUILDING USF: VACANT PROPOSED FENCE BUILDING RAIN GARDEN 16,500 SF OF PPLEMENTAL ZONE RETAIL SHELL SPACE WITH PARKING ABOVE (4 STORIES TOTAL) ' WIDE STREET TREE/ BUILDING FURNITURE ZONE JRE RAIN GARDEN AREA ONING: GR-MU-CO-NI WIDE CONCRET USE: SF RESIDENTIAL SIDEWALK (PROP. BUILDING 'B' 2 & 3 STORY HOTEL USE (35' HEIGHT WITH BASEMENT LEVEL) 2 & 3 STORY HOTEL USE (35' HEIGHT WITH ROPOSE' FENCE BASEMENT LEVEL) EXIST. 20" AMERICAN ELM BUILDING 'A' TO REMAIN STORY HOTEL US (30' HEIGHT) NING: GR-MU-CO USE: VACANT AREA TO REMAIN ALONG ENTIRE EASTERN BOUNDARY BC. VANNSHITT (5 SPACES) RVEY NO. 23 LOADING ZONE FRACT NO. 22 (5315) RAIN GARDEN ZONING: SF—3—NP SE: SF RESIDENTIA ZONING: SF-3-NI USE: VACANT TREE LIST 20" HACKBERRY 5101 11" RED OAK 10" CHINABERRY 5102 15" CHINABERRY 29" PECAN 5001 5022 10" CHINABERRY 5103 14" CHINABERRY 23" AMERICAN ELM 5023 CHINABERRY 5104 HACKBERRY SITE DATA SUMMARY COMPATIBILITY STANDARD NOTES: 5003 24" SYCAMORE 5024 10" CHINABERRY 5105 HACKBERRY OTAL SITE AREA 5004 33" SYCAMORE 5025 CHINABERRY 5106 13" HACKBERRY ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF 5005 AMERICAN ELM 5026 5" CHINABERRY 11-7 5107 11" HACKBERRY ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]. GR-MU-CO-NP 36" SYCAMORE 5027 9" CHINABERRY 5108 14" LIVE OAK GROSS FLOOR AREA (BUILDING A) 10,604 SF (21.8% ' AMERICAN ELM 5028 21" CHINABERRY 15-12 5109 8" HACKBERRY ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES GROSS FLOOR AREA (BUILDING B) 18.867 SF (38.8% 5008 23" SYCAMORE 10" PERSIMMON 5029 8" HACKBERRY 5110 WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY 5009 39" MESQUITE 28-12-10 5030 10" CHINABERRY 8" CHINABERRY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067] GROSS FLOOR AREA (BUILDING C) 19,191 (39.4%) 5031 5112 20" AMERICAN ELM 11" HACKBERRY 7-6-2 9" CHINABERRY TOTAL GROSS FLOOR AREA 48,662 SF (100%) 11" HACKBERRY 7-6-2 5032 12" CHINABERRY 28" COTTONWOOD THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS 5114-5313 NOT USED 10" HACKBERRY 5033 ' HACKBERRY AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF BUILDING COVERAGE 17,988 SF (33.9% 26" COTTONWOOD 19-14 5314 25" COTTONWOOD 11" HACKBERRY 5034 SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION IMPERVIOUS COVER 26,456 SF (49.9%) 5315 14" HACKBERRY 24" COTTONWOOD 5035 18" AMERICAN ELM 25-2-1067]. 17" HACKBERRY 8-8-5-5 12" HACKBERRY 5036 LOOR-TO-AREA RATIO* 9" HACKBERRY 5.317 16" HACKBERRY 12-8 5037 19" CHINABERRY 13" HACKBERRY THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA BUILDING HEIGHT 35' (3 STORIES) 5318 25" CHINABERRY 12" HACKBERRY 5038 20" HACKBERRY AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION FOUNDATION TYPE CONCRETE SLAB 9" HACKBERRY 5039 5319 14" CHINABERRY 8" HACKBERRY 25-2-1067].

16" CHINABERRY

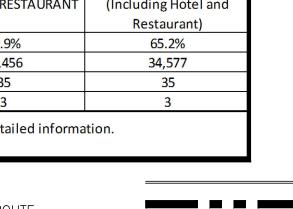
5320

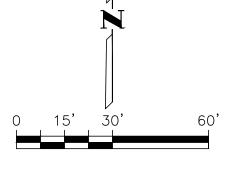
8" HACKBERRY

5019

5040-5100 NOT USED

PROPOSED REQUIRED/ALLOWABL GR-MU-CO-NP OTEL AND RESTAURANT (Including Hotel and Restaurant) 49.9% 65.2% 34,577 26,456 See Impervious Cover & Waterfront Overlay Data table on this sheet for detailed information.





LEGEND BOUNDARY / RIGHT OF WAY

===== CURB / EDGE OF PAVEMENT - OU ---- OVERHEAD UTILITY LINE /////// EXISTING BUILDING FACE

CONCRETE SWLK. / PVMT. NEW BUILDING ENCLOSURE OUTSIDE EXISTING FOOTPRINT

THIS SITE PLAN IS FOR THE WATERFRONT OVERLAY VARIANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

- EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE GO, LR, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).
- AT THE TIME OF CONSTRUCTION WITH A PART B SITE PLAN, ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMEN AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
- THIS PROPERTY IS WITHIN THE CONTROLLED COMPATIBLE LAND USE AREA DEFINED BY CHAPTER 241 OF THE LOCAL GOVERNMENT CODE. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS DEFINED IN FEDERAL AVIATION REQUIREMENTS PART 77, AS ADOPTED BY THE CITY IN SECTIONS 25-13-23, ARE PROHIBITED.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES. SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDED ELECTRIC SERVICE TO THI BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TRE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERIVCE UNLESS REQUIRED CLEARANCES ARE MAINTAINED ALL COSTS INCURRED BECAUSE OF THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ALL NON CONFORMING DRIVEWAYS WILL BE BROUGHT TO CODE WITH CONSTRUCTION PLANS.
- ANY RELOCATION OF ELECTRIC FACILITIES WILL BE A THE
- LANDOWNERS/DEVELOPERS EXPENSE. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE THE SITE AMENDMENT AND APPROVAL OF THE PLANNING AND DEVELOPMENT REVIEW
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE
- CODE APPROVAL NOR BUILDING PERMIT APPROVAL. ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN PLANNING AND DEVELOPMENT REVIEW DEPARTMENT.
- A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- . FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- . FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A R.O.W. EXCAVATION PERMIT IS REQUIRED.
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING TI BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

Planning and Development Review Department

SITE PLAN APPROVAL Sheet of _4_
FILE NUMBER SPC-2014-0175A APPLICATION DATE
APPROVED BY COMMISSION ON UNDER SECTION OF
CHAPTEROF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC)CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A)DWPZDDZDDZ

RELEASED FOR GENERAL COMPLIANCE:	ZONING
Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3
Final plat must be recorded by the Subsequent Site Plans which do not time of filing, and all required Buildi construction (if a building permit is prior to the Project Expiration Date.	comply with the Code current at ing Permits and/or a notice of

SHEET

BRADLEY J. LINGVA

S

OTEI ROAE

FF ROAD HO I RED BLUFF I

BLUFF 4701 I, TRAV

SITE

OF SPC-2014-0175A